090.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,200 / 626,200
					USE VALUE:	626,200 / 626,200
					ASSESSED:	626,200 / 626,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAND JOANNA
Owner 2:	
Owner 3:	
Street 1:	162 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAND CHARLES K & DOROTHY A -
Owner 2:	-
Street 1:	162 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5046.000	226,200		400,000	626,200
Total Card	0.116	226,200		400,000	626,200
Total Parcel	0.116	226,200		400,000	626,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.01 | /Parcel: 446.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57477
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!7283!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,400	0	5,046.	400,000	626,400	626,400	Year End Roll	12/18/2019
2019	101	FV	192,200	0	5,046.	405,700	597,900	597,900	Year End Roll	1/3/2019
2018	101	FV	192,200	0	5,046.	302,800	495,000	495,000	Year End Roll	12/20/2017
2017	101	FV	192,200	0	5,046.	274,300	466,500	466,500	Year End Roll	1/3/2017
2016	101	FV	192,200	0	5,046.	262,800	455,000	455,000	Year End	1/4/2016
2015	101	FV	181,200	0	5,046.	222,800	404,000	404,000	Year End Roll	12/11/2014
2014	101	FV	181,200	0	5,046.	211,400	392,600	392,600	Year End Roll	12/16/2013
2013	101	FV	181,200	0	5,046.	201,100	382,300	382,300		12/13/2012

PRINT

Date	Time
12/10/20	21:56:08

LAST REV

Date	Time
07/12/19	09:12:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAND CHARLES K	64552-275		11/24/2014	Convenience	99	No	No		
	12517-161		9/7/1973		32,000	No	No		N

USER DEFINED

Prior Id # 1:	57477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Meas/Inspect	163	PATRIOT
3/19/2009	Measured	189	PATRIOT
3/6/2000	Inspected	264	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5046		Sq. Ft.	Site		0	70.	1.13	5									399,965						400,000	

Total AC/HA:	0.11584	Total SF/SM:	5046	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,965	Spl Credit		Total:	400,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327882
Depreciation:	101643
Depreciated Total:	226239

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

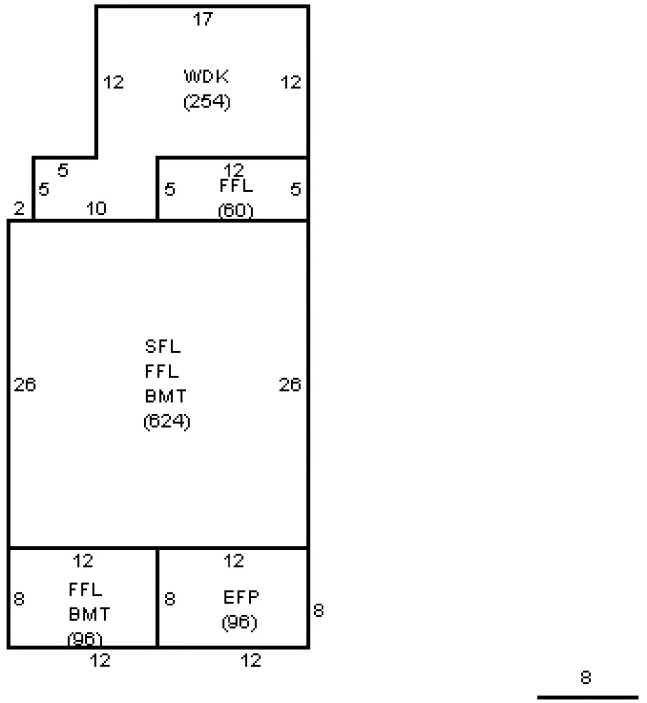
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	163.740	127,716
BMT	Basement	720	49.120	35,367
SFL	Second Floor	624	163.740	102,172
WDK	Deck	254	9.640	2,449
EFP	Enclos Porch	96	53.930	5,178
	Net Sketched Area:	2,474	Total:	272,882
Size Ad	1404	Gross Are	2474	FinArea 1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	163.74
Special Features:	0	Val/Su Net:	91.43
Final Total:	226200	Val/Su SzAd	161.11

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1980	0.00	T	39	101						

More: N | Total Yard Items: | Total Special Featues: | Total: